

1. FUTURE LAND USE ELEMENT

TABLE OF CONTENTS

Purpose.....	2
Introduction.....	2
Existing Land Use Conditions	3
<i>Flexibility Zones.....</i>	3
<i>Planning Areas.....</i>	3
<i>Vacant Land</i>	7
<i>Residential Land Capacity Analysis</i>	7
Population, History, Trends and Projections.....	9
<i>Housing</i>	10
Boundary Expansion	10
Availability of Services and Facilities	11
<i>Roads.....</i>	11
<i>Transit.....</i>	12
<i>Potable Water</i>	12
<i>Sanitary Sewer</i>	13
<i>Drainage Facilities</i>	13
<i>Parks and Recreation.....</i>	14
<i>Solid Waste.....</i>	14
<i>Public School Facilities</i>	15
Redevelopment.....	15
Target Redevelopment Areas.....	15
Community Redevelopment Agency.....	15
State Road 7 Master Plan.....	16
Regional Activity Center	16
Parks & Open Space	17
Potable Water.....	17
Transportation.....	18
Sanitary Sewer	19
Solid Waste	19
Policy Recommendations.....	19
Affordable Housing.....	19

Environmental Land Use Issues	20
<i>Wetlands</i>	20
<i>Floodzones</i>	20
<i>Soil Types</i>	21
Historical Resources	21
<i>Old Davie School</i>	21
<i>Tree Tops Park</i>	21
<i>Wray Family Estate</i>	21
Proposed Land Use Changes.....	21

LIST OF TABLES

<i>Table 1: Town of Davie Existing Land Use, 2004-2005</i>	7
<i>Table 2: Future Land Use Map Amendments Since 1995</i>	8
<i>Table 3: Population Estimates and Projections</i>	9
<i>Table 4: 1995-2005 Land Annexations</i>	11
<i>Table 5: Population Projections w/RAC Increases</i>	17

LIST OF FIGURES

Appendix A:

Figure 1: Existing Land Use Map

Figure 2: Flexibility Zones

Figure 3: Planning Areas

Figure 4: Vacant Land by Future Land Use Category

Figure 5: Future Land Use Map Amendments Since 1995

Figure 6: Community Redevelopment Agency (CRA)

Figure 7: Wetlands

Figure 8: Floodzones

Figure 9: General Soils Map

1. FUTURE LAND USE ELEMENT

PURPOSE

This Element of the Town's Comprehensive Plan provides data and analysis to support the Town's 2005 Evaluation and Appraisal Report (EAR) adopted in 2006. Thus, the document forms the basis for the development of the Town's revised future land use goals, objectives and policies, to effectively guide the future development and manage growth in the Town. Because of this, the Future Land Use Element (FLUE), more than any other comprehensive plan element, provides the direction and guidance to carry the community to its ultimate vision. All other plan elements and sub-elements are dependent upon the land development pattern shown on the Future Land Use Map (FLUM). This element is vital to ensuring that the community envisioned by its residents, businesses and community leaders is sustained and continuously improved.

INTRODUCTION

This revised Comprehensive Plan is based upon the Town's 2005 Evaluation and Appraisal Report (EAR), changing conditions and circumstances, and recent modifications to the statutory requirements for Comprehensive Planning within the State. Through an extensive public involvement process, the Town identified six (6) major issues confronting the Town within its 2005 EAR. The major issues are as follows:

1. Preservation and Acquisition of Open Spaces – Funding of Services and Facilities
2. Capital Improvement Plan (CIP) – Funding and Coordination
3. Providing Strategies and Opportunities for Affordable and Workforce Housing
4. Planning for Economic Vitality
5. Building an Adequate Local Road Network
6. Evaluation and Impact of the Proposed Increase in Density of the Regional Activity Center (RAC)

Due to the lapse in time between the development of the 2005 EAR and the initiation of the EAR based amendments in 2007, four additional public workshops were held with Town staff, community members and the Town's consultant to determine if any refinements or updates to the 6 major issues were necessary. Based upon the public input received at the workshops, it is clear that these issues are still the major issues facing the Town.

These issues, the implications of changing conditions, and the new statutory requirements for Comprehensive Plans are addressed throughout both the Data, Inventory and Analysis documents and the revised Goals, Objectives and Policies of the Comp Plan.

EXISTING LAND USE CONDITIONS

To sufficiently address the future land use patterns depicted in Figure 2, it is necessary to first assess the existing land uses and land use patterns. Figure 1 depicts the existing land uses within the Town, and an updated inventory of existing land uses in the Town of Davie, by land use category, is presented in Table 1. This is shown graphically on Figure 1. Figure 5 shows the location of vacant parcels of land in the Town.

Flexibility Zones

The Broward County Land Use Plan divides all lands within the County into smaller geographic areas referred to as “Flexibility Zones”. These areas are used in the application of flexibility rules, reserve units, and the rearrangement of land uses within the parameters of the “flex rules”. There are a total of 11 flexibility zones within the Town of Davie, as depicted in Figure 3. Please note that currently under consideration is a single “Unified Flex Zone” which would consolidate flexibility zones in order to direct units to areas where growth is desired.

Planning Areas

The Town has established small geographic “Planning Areas” within the Town limits. The Areas are based upon generally identifiable development patterns which are unique to the area. In total there are 11 “Planning Areas” established within Town. Figure 4 identifies the Town’s 11 Planning Areas.

Planning Area 1

This planning area constitutes the southwesternmost portion of the Town, encompassing all of the land south of Griffin Road and west of Southwest 148 Avenue. This planning area is bisected by I-75 which is accessed at Griffin Road and Sheridan Street. The Ivanhoe development constitutes most of this planning area, which is essentially programmed for low density (3 dwellings per acre) residential development. There are parcels designated for commercial use located in the northern and southern ends of the Ivanhoe development at the intersections of I-75 with Sheridan and Griffin roads, and Orange Drive. Over 100 acres at the northwest intersection of I-75 and Orange Drive have been developed as the ICW West business park.

Planning Area 2

Planning Area 2 includes the westernmost section of the Town north of Stirling Road to include the annexed area of United Ranches and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by the southern portion of Pine Island Road. The predominant existing and planned land use is single-family residential at a density of one dwelling per acre. The Broward County Landfill site, now closed, has been developed as Vista View Park. The Boy Scout Camp is located to the north of Vista View Park and is

also used for recreational and open space purposes. This planning area contains numerous large and small subdivisions of one-acre lots. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences. A substantial Florida Power and Light transmission corridor exists in this Planning Area as well as Planning Areas 1 and 3. The corridor runs parallel to I-75, through residential land. The corridor crosses I-75 around Southwest 36th Street and connects with the FPL substation on Orange Drive. FPL is attempting to co-locate new transmission lines within the corridor.

Planning Area 3

Planning Area 3 is bound by I-595 on the north side, I-75 on the west side, SW14 Street on the south side, and Flamingo Road on the east side. The planning area consists of residential uses developed at a density of 3 to 10 dwellings per acre, including the Shenandoah development, which occupies the western half of the planning area. Commercial development lines the S.R. 84 corridor.

Planning Area 4

This planning area is bordered by S.R. 84 on its north, University Drive on its east, Flamingo Road on its west, and a nonlinear border on its south that corresponds to Nova Drive and SW 14 and the Village of Harmony Lakes development. A portion of the University Drive and S.R. 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, Westridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments.

Planning Area 5

Planning Area 5 is bounded by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion of this planning area, and Orange Drive on the eastern portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge has been preserved within this planning area by joint efforts with local, county, and state jurisdictions. The single-family residential development within this planning area generally falls within larger scale communities such as Forest Ridge, Rolling Hills, Arrowhead Golf and Tennis Club, and Pine Island Bay communities. The multi-family residential development tends to be smaller in scale and includes such developments as The Harvest, Isla Merita, Old Country Manor, Alpine Woods, and Reflections. The commercial development along University Drive is comprised of retail stores and office parks. One vacant commercial parcel exists along the Orange Drive corridor. The first, located on the northeast corner of Orange Drive and University Drive, is approximately 40 acres in area, zoned B-2, Community Business District, and has expanded commercial uses.

Planning Area 6

Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The northwestern portion of this planning area has a zoning district of Regional Activity Center – Research and Technology and a land use designation of Regional Activity Center (RAC). The eastern portion of this planning area includes SR7/US441, which has been designated as an area of redevelopment and for which there is a Corridor Master Plan. There are small commercial parcels along the State Road 7 corridor with one large retail center located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to previous industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's nonresidential tax base for the future.

Planning Area 7

This planning area, the smallest of the planning districts, encompasses what was once Hacienda Village. The Town annexed this area in the late 1980s. Bordered on the north by the North New River Canal and on the south by S.R. 84, the area stretches approximately one mile east of S.R. 7 and includes the Hacienda Flores and Pond Apple Sough wetland mitigation sites, owned by Broward County and FDOT, respectively. The wetland mitigation sites were required to offset the loss and degradation of wetlands from the construction of the County resource recovery facility and I-595.

Most of the planning area is designated for conservation use due to the large mitigation site area. A portion of the North New River Canal frontage is designated and used for marine industrial development. A multi-family development occupies the western 20 acres of the planning area.

Planning Area 7 offers the unique opportunity of extending Marina Mile development further into Davie. The area also poses unique problems relative to provision of public safety services due to its isolated location at the eastern edge of the Town, and difficulty of commercially or industrially developing the area due to the proximity of wetlands and waterfront homes in the Lauderdale Isles subdivision, on the north bank of the North New River Canal.

Planning Area 8

This planning area is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and new, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). Residential uses in the southeastern portion of this planning area are not included in the Regional Activity Center (RAC) land use category, and therefore their

existing densities are maintained. The SFEC includes Nova Southeastern University, Florida Atlantic University, Broward Community College, Florida International University, and McFatter Vocational School, among others. The planning area also encompasses the downtown RAC – Transit Corridor District, where western-theme architecture is required, the Davie Town Hall and Rodeo Arena, and mobile home communities.

Planning Area 8 contains one of the three CBDG redevelopment target areas within the Town. Residential development east of the Davie Road corridor has been the subject of community redevelopment efforts. The planning area issues include roadway congestion in and around the SFEC and the University Drive/I-595 intersection, Town–SFEC relations as the universities expand, expansion and redevelopment of Davie’s original business district, and neighborhood redevelopment.

Planning Area 9

This planning area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors. Agricultural uses have diminished over the years, succumbing to increased residential demands given the enhanced accessibility provided by the roadway expansion and easy access to the Florida Turnpike. Commercial developments along the south side of Stirling Road should be evaluated for potential development and redevelopment opportunities.

Planning Area 10

The planning area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Commercial development of retail centers and office buildings line the east and west sides of the University Drive corridor. The east side of this corridor consists of multi-family residential development on the northern half of the corridor, and commerce park development on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single family residential communities, mobile home parks totaling approximately 30 acres in area, and an 8-acre industrial park are located within this planning area, together with parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses of varying scales, a Girl Scout campground facility and a private school. The Town is anticipating potential expansion of commercial uses within this planning area, given the potential development of agricultural lands in the years to come.

Planning Area 11

The boundaries of this planning area are Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from

eight to 16 dwellings per acre. There is one single-family residential subdivision, developed at five dwellings per acre. Housing in this area is generally in stable condition. Small commercial developments line Davie Road Extension and University Drive. The Town has potable water and wastewater treatment facilities in this planning area.

Vacant Land

As shown in Table 1, there are 20,514 acres of developed land and 2,396 acres of undeveloped land, for a total of 22,910 acres.

Table 1: Town of Davie Existing Land Use, 2004-2005

Land Use	Existing Acreage	Percent of Total
Residential 1-5 du/ac	10,568	48.28%
Residential 6-22 du/ac	1,077	4.92%
Special Classification	1,483	6.77%
Residential Office	18	0.08%
Commercial	1,118	5.11%
Commercial/Office	192	0.88%
Industrial	565	2.58%
Regional Activity Center	2,190	10.00%
Community Facility	78	0.36%
Conservation	170	0.78%
Recreation and Open Space	479	2.19%
Other	1,557	7.11%
Vacant	2,396	10.95%
Total	21,891	100.00%

The location of the Town's vacant lands by land use is shown on Figure 5. There are an estimated 2,396 acres of vacant or undeveloped land within the Town of Davie, which comprises approximately 11% of the total land mass. Per Figure 5, 1,557 acres of the vacant land has a residential future land use designation.

Residential Land Capacity Analysis

At their currently designated intensities, the vacant residential land could yield a maximum of 2,168 dwelling units. According to the 2000 Census, the Town averages 2.64 persons per household. Thus, there is the potential for up to 5,724 additional population upon buildout of the existing vacant residential land. In addition, within the Regional Activity Center (RAC) there are 22,000 additional dwelling units to be developed over the next 50 years. Thus, over the 10 year planning period there could be an additional 6,600 dwelling units developed in the RAC. At the 2.64 persons per household rate there will be housing capacity for an additional 17,424 persons at the end of the planning period. When combined with the 5,724 population capacity of the existing vacant lands, the Town has the ability to provide housing for an additional 23,148 persons. Based upon the population projections provided in Table 3, the Town

could grow by approximately 13,000 people over the 10 year planning period, excluding any redevelopment areas. Therefore, the Town has sufficient land capacity to provide housing for the expected population growth over the planning period.

Table 2 below shows the details of Future Land Use Map amendments which have been approved since 1995. The Map Key Number shows the location of the amendment on Figure 6.

Table 2: Future Land Use Map Amendments Since 1995

Key Number	Site Location	Site Size	Change
1	95-003 LA 94-1 between SW 136 Ave. and SW 148 Ave. & between SR 84 and Westpark Blvd. Westpark East Parcel	6.493 acres	From Commercial to Residential 5 du/acre
2	95-004, LA 94-2 between SW 136 Ave. and SW 148 Ave. & between SR 84 and Westpark Blvd., Westpark East Parcel	10 acres	From Commercial to Residential 5 du/ac
3	96-049, LABC 96-1 – Southeast corner SR 84 & Hiatus Rd. The Palms (FKA Cameroon Palms)	11.966 ac	Residential 5 du/ac & Commercial to Residential 8.5
4	97-039 - LAB 96-2-Southwest corner Griffin Road and Florida Turnpike, Sunny Lakes	20.38 ac	Residential 5 du/ac & Commercial to Residential Office
5	97-043, LA (SS) 97-4B – 401 SW 148 Ave., Pelican Coast	2.65 ac	Residential 1 du/ac to Industrial
6	98-004 LABC (SS) 97-4A – 11850 SR 84 (595 Park of Commerce)	8.72 ac	Residential 5 du/ac to Commerce/Office
7	98-016 LABC (SS) 98-1D- North of SR 84, South of New River canal, and East of SR 441, Hacienda Cove	11.32 ac	Residential 10 du/ac to Residential 22 du/ac
8	98-029, LABC 98-1A – Regional Activity Center, between Orange Dr. & SR 84 and between University Dr. and the Turnpike	2,200 ac	From various existing commercial, residential and industrial designations to RAC
9	98-030, LABC 98-1C – a. Hawkes Bluff Too (Ord. 90-1), b. Stirling Dykes Plat (Ord. 93-12), c. Arboretum (Ord. 92-46), d. Palma Nova MHP (FKA Silver Oaks MHP) (Ord. 95-45), e. Everglades Lakes MHP (Ord. 96-18), f1. Ferncrest Ridge & f2. Portion Florida Turnpike (Ord. 96-26)	280 ac	Amend Comp Plan for lands annexed
10	2001-010, LA (SS) 00-4A – 6440 Hidden Cove Dr, Hidden Cove	7.8 ac	Commercial & Special Classification 2 du/ac to Special Classification 7 du/ac
11	2001-040, LA 01-2A and 2002-002, LA01-02 (MAP)	20.89 ac	Identified property being within Town of Davie boundaries
12	2003-004, LA 02-9 Northwest corner of Pine Island Rd. and Orange Dr., Pine Island Commercial, Kerr/Glassman	9.99 ac	Commercial to Residential 10 du/ac
13	2004—021, LA 03-10 – Lakeside Shops, 5800 S. University Dr.	39.36 ac	Commerce/Office to Commercial
14	2007-033, LA 08-1-06 AND LA 08-02-06 – a. Pine Island Ridge area and b.	1018 ac	Amend comp plan for lands annexed

United Ranches area

POPULATION, HISTORY, TRENDS AND PROJECTIONS

The comprehensive plan must be based on well-documented population estimates and projections. Table 3 provides population estimates for the Town of Davie through the year 2020. The 2000 population is from the U.S. Census. The population for years 2006, 2010 and 2015 are estimates from the Broward County Urban Planning and Redevelopment Department, Planning Services Division. The years of 2001 to 2005 are estimates provided by the University of Florida's Bureau of Economic and Business Research (BEBR). The estimates for 2008 through 2020 (except 2010 and 2015) are projections based on the methodology described below.

Table 3: Population Estimates and Projections

YEAR	POPULATION
2000	75,720
2001	77,219
2002	78,748
2003	80,307
2004	81,897
2005	84,035
2006	90,942
2007	92,203
2008	93,482
2009	94,779
2010	96,305
2011	97,505
2012	98,720
2013	99,950
2014	101,195
2015	103,168
2016	104,221
2017	105,285
2018	106,360
2019	107,446
2020	108,876

Sources: U.S. Census, Broward County Urban Planning and Redevelopment Department, Iler Planning Group (methodology), January 2008, University of Florida's Bureau of Economic and Business Research (BEBR).

In projecting its future population through the new planning timeframe, the Town will utilize the projections established by the Broward County Urban Planning and Redevelopment Department.

The Broward County population projections are as follows:

- 2006: 90,942
- 2010: 96,305
- 2015: 103,168
- 2020: 108,876

In order to derive the proper projections for the Town's new short- and long-range planning timeframes (2013 and 2018), the annual growth rate for each period is calculated, then applied to the numbers given in the Broward County projections, and added to reach the appropriate year. For example, the projections indicate growth of 6,863 people from 2010 to 2015. This equates to an average annual growth rate of 1.2%. Thus, one can add 1.2% to the 2010 population to arrive at a 2011 population of 97,505, and adding 1.2% to that population results in a 2012 population of 98,720. The same method is used with the 2005 and 2010 numbers to get the 2007 projection, and with 2015 and 2020 numbers to derive projections for 2018. Included in these figures is the population of the two unincorporated neighborhoods of Pine Island Ridge and United Ranches, which were annexed into the Town in 2006. Since the neighborhoods were not annexed into the Town until 2006, those populations were included in the County's 2006 estimate.

Housing

According to the Data, Inventory and Analysis for the Housing Element of this Comp Plan, there will be a need for 45,963 housing units at the end of the planning period in 2018. This is 10,403 more units than presently exist within the Town of Davie. Based upon the proposed development of 660 residential dwelling units over the next ten years and 385 residential dwelling units over the remaining 40 years over the next 50 years, 6,600 of the additional dwelling units will be developed in the RAC during the planning period. At a maximum density of 22 dwelling units per acre, there will need to be a minimum of 200 acres developed or redeveloped within the RAC. Outside of the RAC, the vacant residential lands and their associated maximum land use intensities permit the development of another 2,047 residential dwelling units. With the 6,600 units proposed to be allocated within the RAC, there is sufficient vacant land to accommodate 8,647 additional dwelling units over the planning period. Thus the projections indicate there are 1,756 more units required over the planning period than can be accommodated based upon the available stock of vacant land. While this may require the consideration of increasing the maximum density allocations of some Town lands, it is more likely that population and housing growth will slow as the Town approaches build out and does not include the proposed mixed-use redevelopment of the Transit Oriented Corridor. Thus it is recommended that the Town review its housing vacancy rates and annual residential building permit numbers over the next five years to determine the actual current housing trends within the Town.

BOUNDARY EXPANSION

As referenced above, the Town of Davie annexed two unincorporated areas of the County in 2006. These areas are the United Ranches neighborhood and the Pine Island Ridge

neighborhood. The United Ranches area includes two County future land use designations, Low 3 Residential and Estate Residential. The Pine Island Ridge neighborhood has three future land use designations, Residential Irregular 6.380, Recreation and Open Space, and Conservation-Natural Reservation. These land use categories are being incorporated into the Town of Davie's Future Land Use Map and the corresponding element within the Comprehensive Plan as part of the proposed amendments. In addition, the population of the annexed areas has been incorporated into the population projections for the Town's 10 year planning period.

In the ten years prior to the adoption of the 2005 Evaluation and Appraisal Report, the Town annexed a total of seven parcels of property, totaling 651.75 acres. Six of the properties are existing mobile home parks, and one is an industrial property. Table 4 below describes the location and size of each property.

Table 4: 1995-2005 Land Annexations

Parcel Name	Address	Acreage
Kings Manor Mobile Home Park	12500 State Road 84	44.5
Palma Nova/Silver Oaks Mobile Home Park	3021 SW 61st Avenue	110.7
Park City West Mobile Home Park	10550 State Road 84	59.5
Park City Estates (East) Mobile Home Park	8640 SW 20th Street	172.5
Rexmere Village Mobile Home Park	11300 Rexmere Boulevard	142.5
Everglades Mobile Home Park	2900 SW 52nd Avenue	99.7
Jolmy	4751 SW 30th Street	22.35
TOTAL		651.75

The Town of Davie does not have any pending annexation applications with Broward County.

AVAILABILITY OF SERVICES AND FACILITIES

Roads

Five State principal arterials traverse the Town: Florida's Turnpike, Interstate 595, State Road 84, US 441/State Road 7, and Interstate 75. The State of Florida maintains the Interstate 595, Interstate 75, US 441/State Road 7, State Road 84, and Florida's Turnpike, while Broward County is responsible for maintaining Dykes Road, SW 136th Avenue, Flamingo Road, Nob Hill Road, Pine Island Road, University Drive, Davie Road, Griffin Road, Stirling Road, and Sheridan Street. The Town is responsible for maintaining all other public roads within Davie.

As shown in the Data, Inventory and Analysis (DIA) report for the Transportation Element, an estimate of future traffic volumes was conducted utilizing Broward County's 2030 traffic projections, and applying a direct linear equation to the figures to project traffic volumes for 2015. The data shows that most of the major roadways are either currently operating at a LOS F, or are projected to operate at LOS F by 2030. In the 2015 analysis, SW 39th Street, SW 14th Street, Davie Road, University Drive, Nova Drive, SR

7/US 441, SR 84, Hiatus, and portions of Griffin, and Interstate 595 will operate at or below the adopted LOS. The 2030 analysis shows that Hiatus, Nob Hill, Davie Road, Pine Island Road, University Drive, SR 7/US 441, Stirling Road, Griffin Road, SW 39th Street, Florida's Turnpike, and Interstate 595 operate at or below their adopted LOS in the year 2030. As described in the Transportation Element and the Capital Improvements Element, the Town has identified FDOT and Broward County road improvement projects which will address roadway deficiencies on those rights-of-way under their respective jurisdiction. The Town itself has provided for several roadway improvements within the Capital Improvements Element, which will address LOS deficiencies on the Town's rights-of-ways. In addition, the Town has adopted a Local Road Master Plan.

Please note, though, that all of the CRA, the RAC, and the downtown area are located within Broward County's South Central Transit Oriented Concurrency District. This District is based upon the idea that future growth will be better served by the funding of transit than through road expansion. Thus, the District requires new development to pay into a general transit improvement fund to mitigate traffic impacts upon the roadways.

Transit

Currently, Broward County Transit provides five routes in the Town of Davie, as shown on Figure 4 in the Transportation Element (TE) DIA. Specifically, the Broward County Transit routes are: Route 2 (University Drive), Route 9 (Davie Road – North 68th Avenue), Route 12 (Nova Drive – Davie Road), Route 18 (SR 7/US 441), and Route 23 (SW 172nd – Sheridan Street). The Town of Davie also provides two additional routes: the East Route (South Florida Educational Center) and the West Route (Plantation). Lastly, the South Florida Regional Transportation Authority and NOVA Southeastern University (NSU) provide their own routes from the Tri-Rail Station to the South Florida Education Center (SFEC), and throughout the NSU campus. As shown on the map, the routes are distributed among most of the major roads in the downtown area, and the Town's routes provide public transit along the major east-west corridors. More detail about each of the existing routes is provided in the Transportation Element DIA.

Potable Water

The Town of Davie owns and operates its own Water Treatment Plant (WTP) and distribution system. However, the plant is not of sufficient size to provide potable water to all residents. Therefore, portions of the Town are served by other utility providers (Ferncrest Utilities, City of Hollywood, Broward County, City of Fort Lauderdale and City of Sunrise). The Biscayne Aquifer is currently the source of potable water. The Town projects that future demand will outstrip current supply, as described in the Infrastructure Element (IE) DIA report. Therefore, the Town is proposing to develop an alternative water source by developing a reverse osmosis water treatment plant. In addition, several techniques are incorporated into these amendments, which will focus on reducing potable water demand, through conservation and reuse. It is anticipated these measures will reduce demand over the next 10 years. Lastly, there are other capital improvements related to potable water planned, as also detailed in the IE DIA and in the

proposed Schedule of Capital Improvements. These capital improvements are to be funded from grants and appropriations from the State, Federal Government, the South Florida Water Management District, and the increase in rates, fees, and charges for water and sewer services furnished by the Town which were approved by the Town on December 5, 2007 via Ordinance 2007-38.

Sanitary Sewer

The Town of Davie maintains its own sanitary sewer collection system, and has contractual agreements with the City of Sunrise and Ferncrest Utilities for treatment of wastewater. As detailed in the UE DIA report, the Town projects wastewater generation rates will outstrip the utility's current ability to treat it. Therefore, included in the Schedule of Capital Improvements is \$10,000,000 in funding for the expansion of the existing wastewater treatment plant by 2 million gallons per day (MGD) by 2009, and the construction of a new 6 MGD wastewater treatment plant by 2013. Added to the existing 5 MGD capacity, the total future capacity will be 13 MGD by the end of 2013, which will provide treatment capacity to serve existing and future land uses through 2020.

Drainage Facilities

The primary drainage features in the Town are the North New River canal and the South New River canal (C-11 canal) and their tributary canals, man made facilities constructed originally to drain the Everglades. According to the South Florida Water Management District (SFWMD), all of Broward County is considered a natural groundwater aquifer recharge area for the Biscayne Aquifer, currently the Town's sole source of water supply. The Town of Davie is divided essentially into two basins at SW 100 Avenue. The west basin is controlled by SFWMD pump station S-9, located approximately at US 27 and Griffin Road. The eastern basin is controlled by pump station S-13 on the C-11 canal. The 100th Avenue divide is an equalizer known as S-13A. This structure can be opened to control local storms or equalize water levels in the east and west basins.

The following represents the Town's adopted LOS standard for its stormwater management system:

1. Federal Emergency Management Administration (F.E.M.A.) criteria for minimum floor elevations of building sites, floodplain protection provisions.
2. Maximum allowable discharges of 3/4" per acre per day for properties west of 100th Avenue and 1 1/2" per acre per day for properties east of 100th Avenue.

In general, the Town's drainage system operates smoothly and provides sufficient protection from flooding. However, the system requires constant maintenance of debris, silt management and aquatic weed control. The Central Broward Water Control District, South Florida Water Management district, Broward County Environmental Protection Department (BCEPD) Water Management Division, and the Tyndall Hammock Drainage

District are currently performing these tasks. Regulation of the water quality within the canal systems is by BCEPD. The Town and the Drainage Districts have adopted the County standards, and maintain compliance with those standards. On site detention improvements necessary to accommodate development are identified and required in conjunction with plat, site plan and/or building permit review. Thus, the Town will require developments to install adequate systems to maintain the LOS for stormwater drainage. Also, the Town has embarked upon a program to reuse stormwater for non-potable water purposes, such as irrigation. This is a component of the Town's Alternative Water Supply Program (AWSP) and its efforts at water conservation.

Parks and Recreation

The current level of service (LOS) standard for parks is 10 acres of park land per 1,000 residents. There are currently 50 parks in the Town with an approximate total of 1,784 acres. Based on the population projections shown in this element, the Town exceeded its 2006 LOS standard for parks by approximately 875 acres. Throughout the planning period, the Town will continue to exceed its LOS standard. Specifically, in 2013 the Town will continue to exceed its LOS standard by approximately 785 acres. At the end of the planning period (2018), the Town will continue to exceed its adopted LOS by approximately 720 acres. It is also important to note, that there is a total of four privately held recreational facilities within the Town, with a total of approximately 482 acres. Thus, the current acreage of parks will be more than adequate through the planning period, and well beyond.

However, through the Evaluation and Appraisal Report process, the Town has identified a public interest in continuing to preserve and acquire parks and open space. The Town's proposed Five-Year Schedule of Capital Improvements included in the Capital Improvements Element (CIE) includes funding for the acquisition and development of park facilities in the amount of \$20 million between FY2008 and FY2009. These funds are the result of a \$25 million bond referendum approved on September 29, 2005 by a majority of the Town residents. This will provide the means for the Town to meet the recommendations of the EAR report to increase the amount of open space and parks throughout the Town.

Solid Waste

Waste Management, Inc. provides removal of both trash and solid waste, under a franchise agreement, to residents and businesses within the Town. Under the auspices of an Interlocal Agreement for a Resource Recovery System, Waste Management hauls the Town's processable solid waste to the South Wheelabrator Plant for incineration, and the ash is then landfilled on site. Nonprocessable solid waste is hauled to the Broward Interim Contingency Landfill located in Fort Lauderdale. Recyclables are collected by Broward County Waste and Recycling Services, and hauled to the Materials Recovery Facility (MRF) located within Davie. The MRF was opened in 1993, and processes more than 450 tons of recyclables per day.

The Town of Davie's adopted LOS standard for solid waste is 8.9 pounds per residential unit. According to Broward County Waste and Recycling Services, the Resource Recovery System has the capacity to process 1.34 million tons of solid waste per year. This is in addition to the 1.4 million tons per year capacity of the existing landfills. Based upon the calculations in the Data, Inventory and Analysis for the Infrastructure Element, this is sufficient capacity to provide LOS for the Town of Davie through its planning period.

Public School Facilities

In 2005, the Florida Legislature mandated that public school concurrency be adopted by all Florida school boards, counties and non-exempted municipalities by 2008. Broward County and its municipalities are required to adopt public school facilities elements and concurrency policies no later than February 1, 2008. Public school concurrency is required to ensure the availability of adequate public school facilities at an adopted level of service necessary to accommodate the impact of development.

As part of the new statutory requirement, the State mandates the adoption of a public school facilities element as a component of a local comprehensive plan, and the inclusion of a concurrency requirement for public school facilities for the approval of final subdivision and site plans for residential development. The Town of Davie adopted a new Public School Facilities Element, as well as amendments to the Capital Improvements Element and the Intergovernmental Coordination Element, as part of its Comprehensive Plan.

REDEVELOPMENT

Redevelopment in the Town of Davie is to be focused within eastern Davie. Particularly within the areas of the Regional Activity Center (RAC), the proposed Transit Oriented Corridor (TOC), and the Town's Community Redevelopment Agency (CRA) areas. Generally, these areas encompass the downtown business district of the Town between Davie Road and the Florida's Turnpike, as well as portions of the Town between Florida's Turnpike and SR 7/441, and Griffin Road and SR 84. The Town has approved master plans for the RAC and for the State Road 7 Corridor.

Target Redevelopment Areas

Community Redevelopment Agency

The CRA has been actively facilitating redevelopment since its inception, and redevelopment activity in the Town has been strong. Between 1995 and 2005 property values within the CRA rose dramatically. For several years the CRA collected about \$1.5 million in tax revenue. In addition, the CRA has developed a Downtown Master Plan in order to promote redevelopment and infill development within the downtown area. It is the Town's intent that future development and redevelopment within the downtown will

shape the area into an attractive, pedestrian-friendly, transit-supportive and commercially viable center for all residents of, and visitors to, the Town of Davie. Figure 7 defines the boundaries of the Town's CRA district.

State Road 7 Master Plan

The State Road 7 Master Plan was adopted by the Town on September 7, 2005. The plan describes redevelopment strategies for the SR 7/441 Corridor between SW 54th Street and Riverland Road. The primary focus was on the revitalization of the corridor, intensification of mixed use developments along SR 7, housing, and creation of a competitive industrial/commercial/research district. The adopted plan will guide the development of capital improvements within the area throughout the planning period and beyond. The State Road 7 Master Plan will also guide the development of objectives and policies within the Comprehensive Plan. The plan identifies an additional 6,200 residential dwelling units over a twenty year planning horizon. A land use plan amendment has been transmitted to DCA for the additional density and intensity and is pending final approval.

Regional Activity Center

In 1998 the Town of Davie adopted a Regional Activity Center (RAC) land use category for the east side of the Town of Davie bordered by University Drive, I-595, Florida's Turnpike and Griffin Road. The total RAC area is 2,274 acres of land. This Regional Activity Center land use designation was proposed with the vision that one day the valuable coexistence of the South Florida Education Center (SFEC) and viable redevelopable land would work in conjunction for a better Town of Davie that provides a high quality of life for those living, working, and playing in the RAC. The Regional Activity Center land use category is intended to encourage development or redevelopment of regional significance. This category is to facilitate mixed use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

In 2006 the Town created a Steering Committee, which developed a Master Plan for the RAC. The goal of the plan is to "enhance the future through progressive planning that promotes the Town environment within the Regional Activity Center, and serves as an economic engine establishing a legacy for future generations." On February 6, 2008 the Town approved rezoning the properties within the RAC to six newly created zoning districts. These include two research and technology districts, a Town Center district, an Education district, and two new residential neighborhood districts.

In addition to six new zoning districts and related land development regulations, the RAC Master Plan recommended the maximum intensities allowed within the land use category be increased. Specifically, the Master Plan suggested the maximum intensity for residential uses be increased to a total of 22,000 dwelling units, to be phased over the next 50 years. However, increasing the intensity will require Broward County approval, for which no application has yet been submitted. Therefore, the population projections

utilized in the Comprehensive Plan amendments do not include any proposed density increases in the RAC. However, below is an analysis of the potential impacts to the concurrency requirements of the Town by the addition of 26,471 units to the RAC. (Table 5 below provides the Town's population projections with the proposed RAC increases.)

As mentioned above, the recommended increase in residential intensity equals 26,471 units over a fifty (50) year period. At that rate, 529 new residential units would be allocated each year, for the next 50 years. In order to evaluate any impacts, the population projections for the planning period have been modified to reflect the proposed increase.

Table 5: Population Projections w/RAC Increases

YEAR	RAC	TOC	POPULATION
2000			75,720
2001			77,219
2002			78,748
2003			80,307
2004			81,897
2005			84,035
2006			90,942
2007			92,203
2008			94,011
2010 *		818	103,414
2015 *	,712	4,910	122,903
2017 *	12,197	6,547	130,247
2018 *	13,939	7,366	133,877

Sources: U.S. Census, Broward County Urban Planning and Redevelopment Department, Iler Planning Group (methodology), January 2007, University of Florida's Bureau of Economic and Business Research.

* Potential population increases based upon the RAC Master Plan proposal have been added.

Given the above potential modified population projections, the following LOS standards have been analyzed to determine whether level of service can continue to be met given the intensity increases.

Parks & Open Space

The current level of service (LOS) standard for parks is 10 acres of park space per 1,000 residents. There are currently 50 parks in the Town with an approximate total of 1,784 acres. Based on the population projections shown above, even with the additional population increase proposed in the RAC, the Town will exceed its 2010 LOS standard for parks by approximately 816 acres. At the end of the planning period (2018) with the additional population, the Town will exceed is adopted LOS by 715 acres.

Potable Water

In order to meet its adopted LOS for potable water throughout the planning period, and develop an alternative water supply plan in conformance with state requirements, the Town is proposing to develop a 6 million gallons per day reverse osmosis water treatment plant. In addition, there are several water conservation measures and other capital improvements related to potable water planned, as also detailed in the Data, Inventory and Analysis for the Infrastructure Element and in the proposed Schedule of Capital Improvements (SCI). In combination with the capacity figures for the other potable water providers for the Town, the improvements will reduce demand and bring the system's total capacity to 12.5 MGD in 2018. Based upon the above referenced modified population projections, the Town and the other utility providers will have to provide at least 16.31 MGD to maintain the current level of service for potable water for the planning period. Thus, the capital improvements will continue to provide satisfactory LOS throughout the period, even with the addition of the proposed RAC and TOC intensity increase.

Transportation

The RAC was envisioned as a central focal point of the Town, where an increased intensity of a mix of land uses would facilitate the use of mass transit, thus reducing the need for automobile travel, and provide a high quality of life standard for residents. In furtherance of this goal, several transportation facilities and improvements are either currently available within the RAC, or are programmed within the next 10 years. These improvements include the development of a regional transit center at the South Florida Education Center (SFEC), development of a transit system along College Avenue to connect the FDOT Transit hub to SFEC, improvements to three of the transit routes within the Town which traverse through the RAC, development of a local bus route on Griffin Road, and road widenings and improvements to several roads within the RAC (Davie Road, Griffin Road, I-595, Nova Drive, Orange Drive, College Avenue, and SW 39th Avenue).

It is important to note that the RAC is located within the Broward County South Central Transit Oriented Concurrency District. This District recognizes the fact that the roads therein are over capacity, and requires new development pay into a general transit improvement fund to mitigate traffic impacts upon the roadways. Of particular concern to the Town is the fact that these funds are not required to be spent within the same area they originated within. Currently, five of the nine public transit routes within that portion of the Town in the District are running in excess of 30 minute headways. Given that the RAC and the Transit Oriented Corridor are both within the District, and constitute major redevelopment efforts, there is the potential for even more traffic generation and impacts over the next several years. Therefore, policies have been included in this document to encourage coordination between the Town and the County to address the traffic impacts of the proposed redevelopment projects, and ensure monies generated from the proposed redevelopment are utilized to address the impacts of that redevelopment.

A major roadway improvement proposed for the redevelopment area is the extension of the Oaks Road right-of-way from State Road 7 to Davie Road. The project was

originally envisioned as part of the Transit Oriented Corridor Master Plan, and is intended to relieve traffic on Interstate 595, State Road 84, and Griffin Roads. In addition, the improvement would enhance connectivity between the State Road 7 Corridor and the Regional Activity Center and the campuses of the South Florida Educational Center, thus facilitating redevelopment and the creation of a more pedestrian friendly roadway network. Currently, a feasibility study on the Oakes Road bridge is underway as of the writing of the Comprehensive Plan amendments.

Sanitary Sewer

Included in the Schedule of Capital Improvements is \$10,000,000 in funding for the expansion of the existing wastewater treatment plant by 2 MGD by 2009 and the construction of a new 6 MGD wastewater treatment plant by 2013. Adding to the existing 5 MDG capacity, the total future capacity will be 13 MGD by the end of 2013, which will provide for treatment capacity to serve existing and future development through 2020, even with the proposed RAC and TOC increases.

Solid Waste

At the adopted LOS standard of 8.9 pounds per residential unit per day, the above referenced increase in residential units result in an increase in solid waste demand of 23,505 pounds per day in 2018, and an increase in the annual solid waste disposal demand of .0043 million tons per year. According to Broward County Waste and Recycling Services, the combined capacity of the Wheelabrator plants and ash incineration landfills of the Resource Recovery System and the existing County landfills is 2.74 million tons per year. According to the County, the system has enough capacity to meet the solid waste LOS through the life of the Interlocal Agreement, and through the planning period should the Town choose to extend or renew the agreement.

Policy Recommendations

The intent and purpose of the RAC Master Plan is to facilitate an urban mixed use development form, which encourages multi-modal transportation and provides incentives for quality development. It is anticipated the RAC will result in the development and redevelopment of the area as a focal point and regional draw within the Town and the region. In furtherance thereof, several policies have been added to the Comp Plan to encourage the development of the RAC as local and regional focal point.

AFFORDABLE HOUSING

Analysis contained in the Housing Element shows that there are a significant number of households in the extremely low-, low- and moderate-income ranges that currently pay more than 30% of their incomes for housing costs, leaving them cost-burdened. Of particular importance is that a significant portion of the Town's residential units are in the form of mobile home units. In fact, approximately 23% of the Town's residential units are mobile homes. Due to increased property values and redevelopment pressures, there

has been elevated concern for the potential loss of the Town's mobile home developments, as they provide a significant amount of affordable housing for the residents of the community. In order to address the issue, the Town issued a moratorium on mobile home park redevelopment in 2006, and formed a Mobile Home Task Force to look into the issue. The Task Force reported their findings to Town Council in December 2007, which are discussed in greater detail in the Housing Element. The Task Force's recommendations have resulted in the adoption of affordable housing ordinance requiring all developments of 10 units or more to either provide 20% of the units as affordable, or pay a fee in lieu of the requirement. The Town Council has also approved an ordinance requiring mobile home park owners to provide relocation assistance (non-monetary) to mobile home residents, when a land use, zoning change, or other redevelopment plans are proposed.

In order to address the issue of affordability, the Town currently participates in several housing programs and initiatives. The Town partners with Broward County in the administration of its "Purchase Assistance Program" to assist first time homebuyers, and the County permits density bonuses for the provision of affordable housing, pursuant to Policies 1.07.04 and 1.07.05 of the Broward County Land Use Plan. Also, the Town has established an "Affordable Housing Incentive Plan" which is designed to attract quality developers (both not-for-profit and for-profit) to construct new rental housing. The Town coordinates with the State on its Community Workforce Housing Initiative Program (CWHIP), which promotes the creation of public-private partnerships to finance, build and manage workforce housing. Lastly, the Town encourages the provision of 20% of new residential units as "affordable", and requires 20% be affordable within the RAC and 15% be affordable in the STATE ROAD 7 MASTER PLAN AREA.

ENVIRONMENTAL LAND USE ISSUES

Wetlands

Figure 8 shows the location of different types of wetlands within the Town. Projects within jurisdictional wetland areas are required to obtain all required Federal, State and County permits, and provide mitigation as necessary. As can be seen on the map, there are relatively few designated wetlands within the Town. The few that do exist are predominantly scattered throughout the southwest portion of the Town. Therefore, wetlands are not likely to pose any significant constraints to development and redevelopment within the Town of Davie.

Floodzones

Figure 9 shows the limits of all floodzones within the Town limits. Projects within designated floodzones are required to meet minimum finished floor elevation requirements, and other mitigating requirements of all applicable State and Federal agencies.

Soil Types

Predominant soil types have a profound impact upon the land's drainage features, and its suitability for development. Within South Florida soil types are typically of a fine and sandy makeup. However, in the interior portions of the state, and around localized waterbodies, soils can be of a muck-like consistency, and deter percolation of surface water. Figure 10 defines the Town's soil types and locations.

Historical Resources

According to the Broward County Historical Commission, there are currently three historical sites/resources within the Town of Davie. These include the Old Davie School and the associated Viele House, the Walsh/Osterhoudt House and the reconstructed Pioneer House. In addition, there is the historical site of Tree Tops Park, including Pine Island Ridge, and the Wray Family Estate.

Old Davie School

The Old Davie School was constructed in 1918, and is currently preserved as a historical museum by the Old Davie School Foundation. The structure is included on the National Register of Historic Sites. The school is located on a five acre parcel, which also includes the historic Viele House (1912) and the historic Walsh/Osterhoudt House (1920s). In addition, the Pioneer House is a traditional Seminole Tribe chickee hut which has been reconstructed on the property. All the structures and the property is under preservation.

Tree Tops Park

This state owned park includes "Pine Island Ridge", the highest point in Broward County and the location where Seminole leader Sam Jones "Abiaka" led his tribe to refuge during the Second and Third Seminole Wars.

Wray Family Estate

Located within the Flamingo Gardens Botanical Garden and Wildlife Sanctuary, this traditional South Florida Estate home was constructed in 1933. The original owners, Floyd L. and Jane Wray founded the gardens and sanctuary with the dedication of their 60 acre property.

Proposed Land Use Changes

The Town is proposing two changes to the Future Land Use Map (FLUM). The first change will modify the land use of the Pine Island Ridge Conservation Area from Irregular 6.38 to Conservation – Natural Reservation, consistent with the County's previous land use designation. The number corresponds to those on the Future Land Use Map with Locations of Proposed Changes. The second change involves the modification

of several recreation and open space parcels throughout the Town from a land use designation of Residential 1 DU/AC to Recreation and Open Space

1. **AMENDMENT:** Pine Island Ridge Conservation Area

- **Location:** SW corner of Pine Island Ridge annexation area, folio #504117000017
- **Size:** .96 acres
- **Proposed Change:** From Irregular (6.38) to Conservation – Natural Reservation
- **Justification:** This site was originally amended from Irregular (6.38) to Conservation – Natural Reservation by the County in 2004. However, due to an error which occurred when the Pine Island Ridge was annexed into the Town, the property was brought into Davie as Irregular (6.38). Therefore, the proposed amendment would designate the site consistent with its previous County land use designation and correct a previous mistake.

Effect of Proposed Change: Reduction of 6.12 potential dwelling units.

2. **AMENDMENT:** Parks and Open Space Areas

- **Location:** Various parcels throughout the Town
- **Size:** varies
- **Proposed Change:** From Various land uses to Recreation and Open Space or Conservation
- **Justification:** These parcels have been added to the Town through various acquisitions and purchases over the years. However, the land use of each parcel has not been modified since the change in use. Therefore, to provide consistency between the uses of land and the Future Land Use map, as well as to protect the parcels from further development, the parcels have been included as proposed land use changes within these amendments.